

DUPLIN COUNTY INDUSTRIAL CENTER (DCIC)

607-751 [825-827] OLD WILMINGTON ROAD

WALLACE, NC 28466

Frank Efir Jr
Managing Director
C: 910.200.0037
frank.efird@svn.com



Property Summary



Industrial
Lease Rates

**\$3.50 TO \$6.50 PER SQUARE
FOOT ANNUAL**

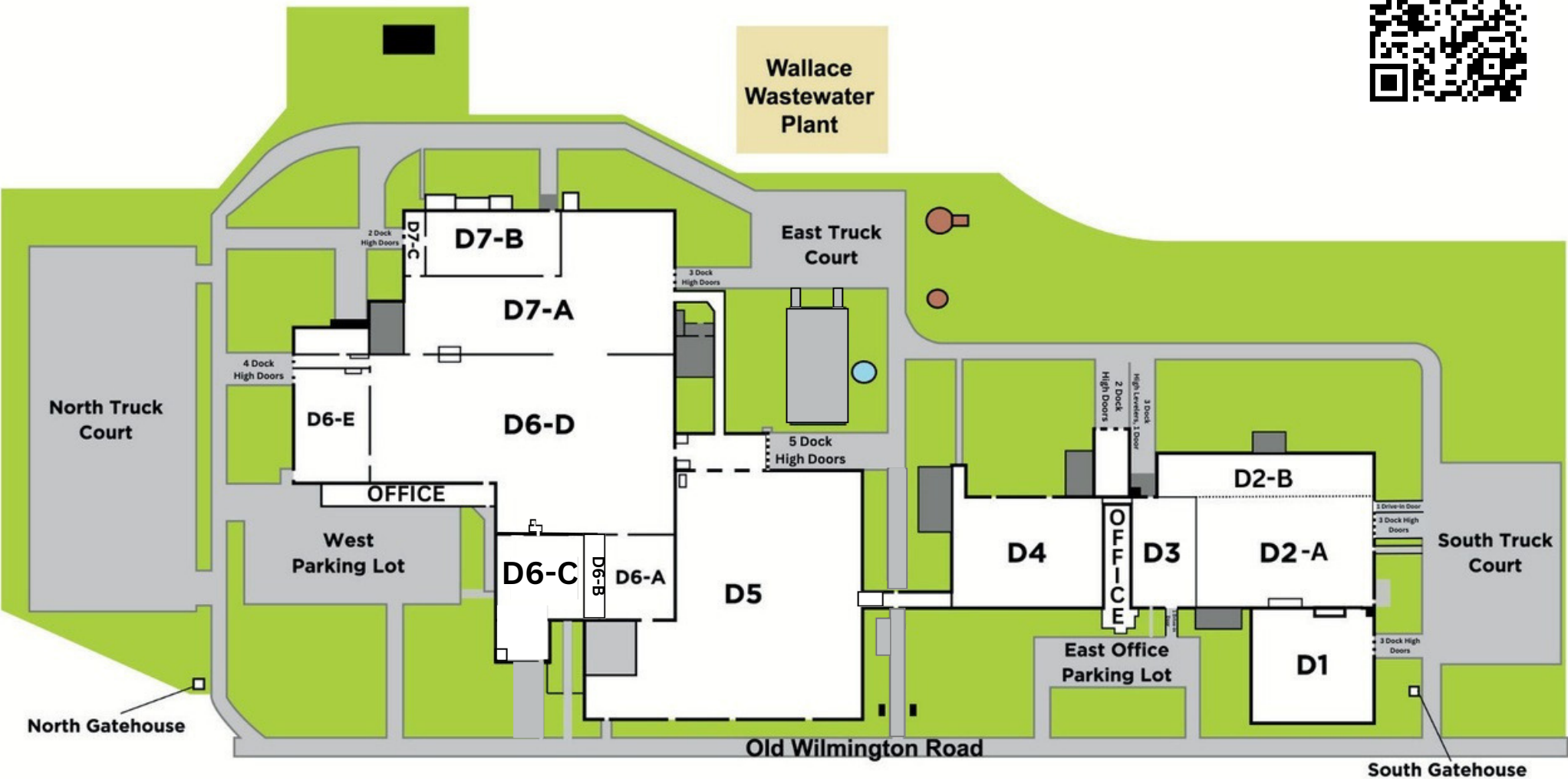
LOCATION OVERVIEW

- 3 Miles and 2 Truck Turns from Interstate 40
- Two-thirds of the U.S. population can be reached within a day's trucking distance from Duplin County.
- CSX Railroad: Duplin County is bisected by the CSX Railroad, providing convenient rail transportation options for businesses.
- Wilmington [ILM] International Airport Ranks #1 in North Carolina and #3 in U.S. for Growth and is 39 miles away, providing International Air Cargo and passenger services.
- RDU International Airport, Raleigh, NC: 100 miles
- Albert J. Ellis Airport, Jacksonville, NC: 39 miles.
- Duplin County: 58 miles from Interstate I-95 in Benson, NC, providing access to the North-South corridor.
- NC Global Transpark: 56 miles away.

OFFERING SUMMARY

Building Size:	700,000 SF
Available SF:	300,000 SF
Lot Size:	54.36 Acres
Year Built:	1951 / 1971
Renovated:	2025
Zoning:	Industrial
Market:	Wilmington

DUPLIN CO INDUSTRIAL CENTER FOR LEASE

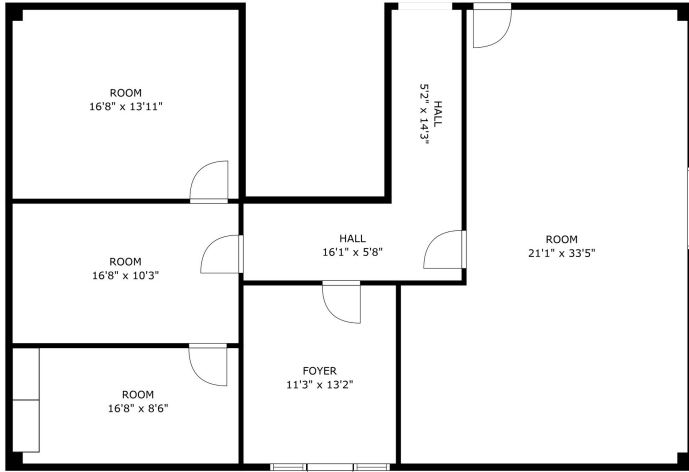


607 & 751 Old Wilmington Rd. | Wallace, NC 28466
www.DuplinIndustrialCenter.com
910.769.1915

Space Address: 607 & 751 Old Wilmington Rd. Wallace, NC 28466	Warehouse SF/SM	Office SF/SM	Dock High Doors	Drive-In Doors	Ceiling Height	Column Spacing
751 Unit D1 Old Wilmington Rd.	36000 SF 3344.51 SM	1000 SF 92.9 SM	3	0	30 Feet 9.14 Meters	39' W x 36' D 11.89m W x 10.97m D
751 Unit D2-A Old Wilmington Rd.	51000 SF 4738.06 SM	500 SF 46.45 SM	3	1	20 Feet 6.1 Meters	35' W x 40' D 10.67m W x 12.19m D
751 Unit D2-B Old Wilmington Rd.	28000 SF 2601.29 SM	0	0	0	20 Feet 6.1 Meters	40' W x 40' D 12.19m W x 12.19m D
751 Unit D3 Old Wilmington Rd.	21850 SF 2029.93 SM	1250 SF 116.13 SM	1	1	20 Feet 6.1 Meters	40' W x 40' D 12.19m W x 12.19m D
751 Unit D4 Old Wilmington Rd.	50000 SF 4645.15 SM	750 SF 69.68 SM	2	1	20 Feet 6.1 Meters	40' W x 35' D 12.19m W x 10.67m D
607 Unit D5 Old Wilmington Rd.	150000 SF 13935.46 SM	1000 SF 92.9 SM	5	1	30 Feet 9.14 Meters	48' W x 33' D 14.63m W x 10.06m D
607 Unit D6-A Old Wilmington Rd.	14000 SF 1300.64 SM	1000 SF 92.9 SM	0	0	20 Feet 6.1 Meters	40' W x 40' D 12.19m W x 12.19m D
607 Unit D6-B Old Wilmington Rd.	0	5000 SF 464.55 SM	0	0	18 Feet 5.49 Meters	40' W x 53' D 12.19m W x 16.15m D
607 Unit D6-C Old Wilmington Rd.	22,500 SF 2090.32 SM	500 SF 46.45 SM	1	1	19.5 Feet 5.94 Meters	40' W x 33' D 12.19m W x 10.06m D
607 Unit D6-D Old Wilmington Rd.	120000 SF 11148.37 SM	1000 SF 92.9 SM	2	0	16 Feet 4.88 Meters	47' W x 36' D 14.33m W x 10.97m D
607 Unit D6-E Old Wilmington Rd.	30000 SF 2787.09 SM	1000 SF 92.9 SM	2	0	19 Feet 5.79 Meters	30' W x 48' D 9.14m W x 14.63m D
607 Unit D7-A Old Wilmington Rd.	72000 SF 6689.02 SM	1000 SF 92.9 SM	3	1	16 Feet 4.88 Meters	44' W x 36' D 13.41m W x 10.97m D
607 Unit D7-B Old Wilmington Rd.	23600 SF 2192.51 SM	2675 SF 248.52 SM	1	0	16 Feet 4.88 Meters	47' W x 36' D 14.33m W x 10.97m D
607 Unit D7-C Old Wilmington Rd.	4500 SF 418.06 SM	0	2	0	16 Feet 4.88 Meters	No Columns
607 Old Wilmington Rd. - North Offices	0	10000 SF 929.03 SM				
751 Old Wilmington Rd. - South Offices	0	18000 SF 1672.26 SM				
North Truck Court & Laydown Yard	5 Acres 2 Hectares					
South Truck Court & Laydown Yard	2 Acres .81 Hectares					
East Truck Court & Laydown Yard	1 Acre .41 Hectares					
West Parking Lot	1.5 Acres .61 Hectares					
Office Parking Lot	1 Acre .41 Hectares					



Duplin Co Industrial Center Offices



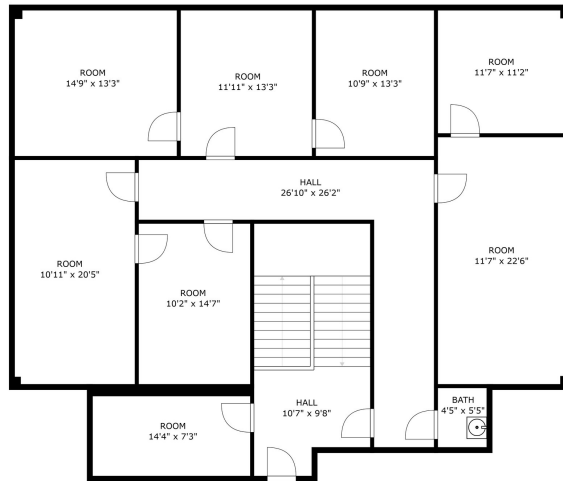
FLOOR 1

This Floor Plan is intended to represent the floor of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2023 Financial Business Systems, Inc. All rights reserved.

FlöPlan



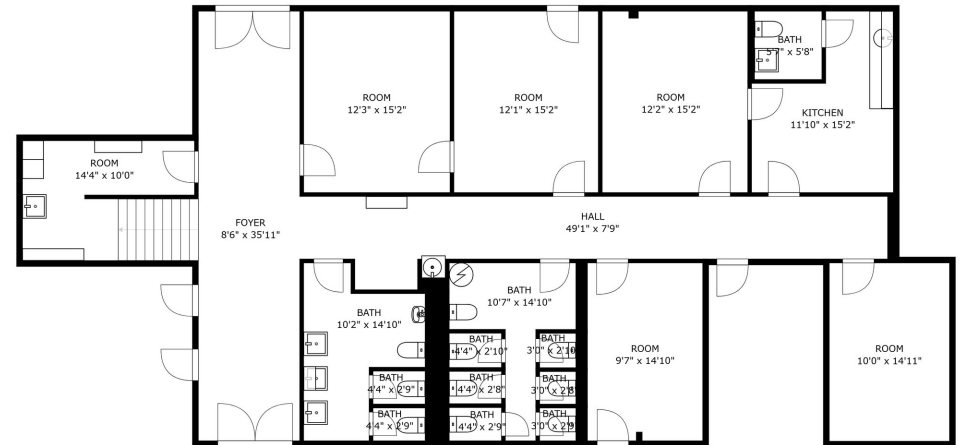
FLOOR 1



FLOOR 1

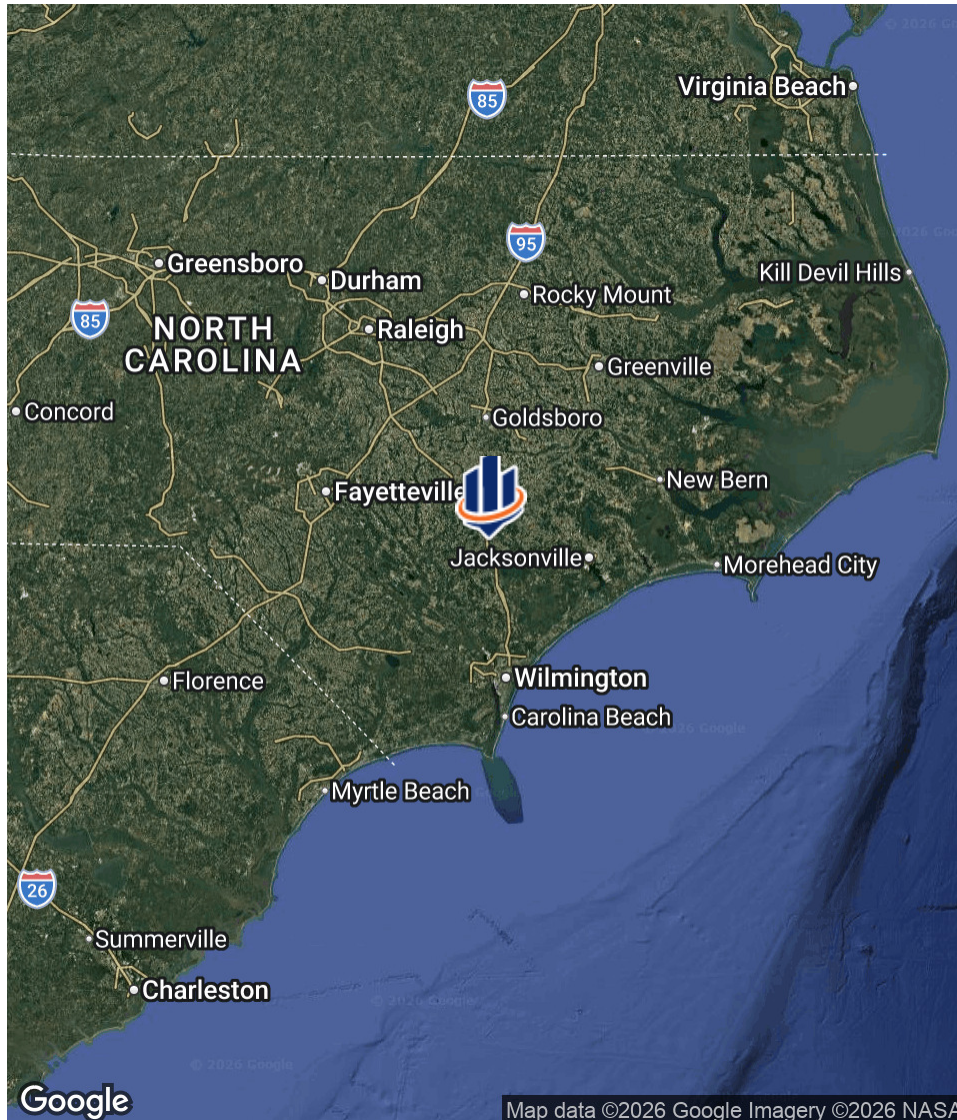
This Floor Plan is intended to represent the floor of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2023 Financial Business Systems, Inc. All rights reserved.

FlöPlan



FLOOR 1

Duplin Co NC Industrial Center Info



HIGHLIGHTS

- 54 Acre Duplin County Industrial Center For Lease
- Warehouse, Distribution, Manufacturing, Lay Down Yards, Office
- 3 Phase Heavy Power available
- Located in Foreign-Trade Zone #214 in Southeastern North Carolina [SENC]
- Located in HUB Zone
- 18 to 30 foot ceiling heights
- 16+ dock high doors
- Population: 250 Mile Radius: 18,896,451 / 50 Mile Radius: 993,533
- CSX Railroad bisects Duplin County
- ILM International Airport Wilmington NC 39 miles
- Camp Lejeune MCAS, Jacksonville NC 45 miles
- Fort Bragg US Army, Fayetteville NC 67 miles
- Seymour Johnson AFB, Goldsboro NC 55 miles
- Port of Wilmington 44 miles
- Interstate 40 Exit 390 NC Hwy 117 3.5 miles
- Interstate 40 Exit 385 NC Hwy 41 3 miles Exit
- Walmart Supercenter 1.5 miles

Additional Photos



Duplin County NC Regional Industrial Center



Demographics Map & Report

POPULATION

	50 MILES	100 MILES	400 MILES
Total Population	945,555	4,783,509	54,588,033
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

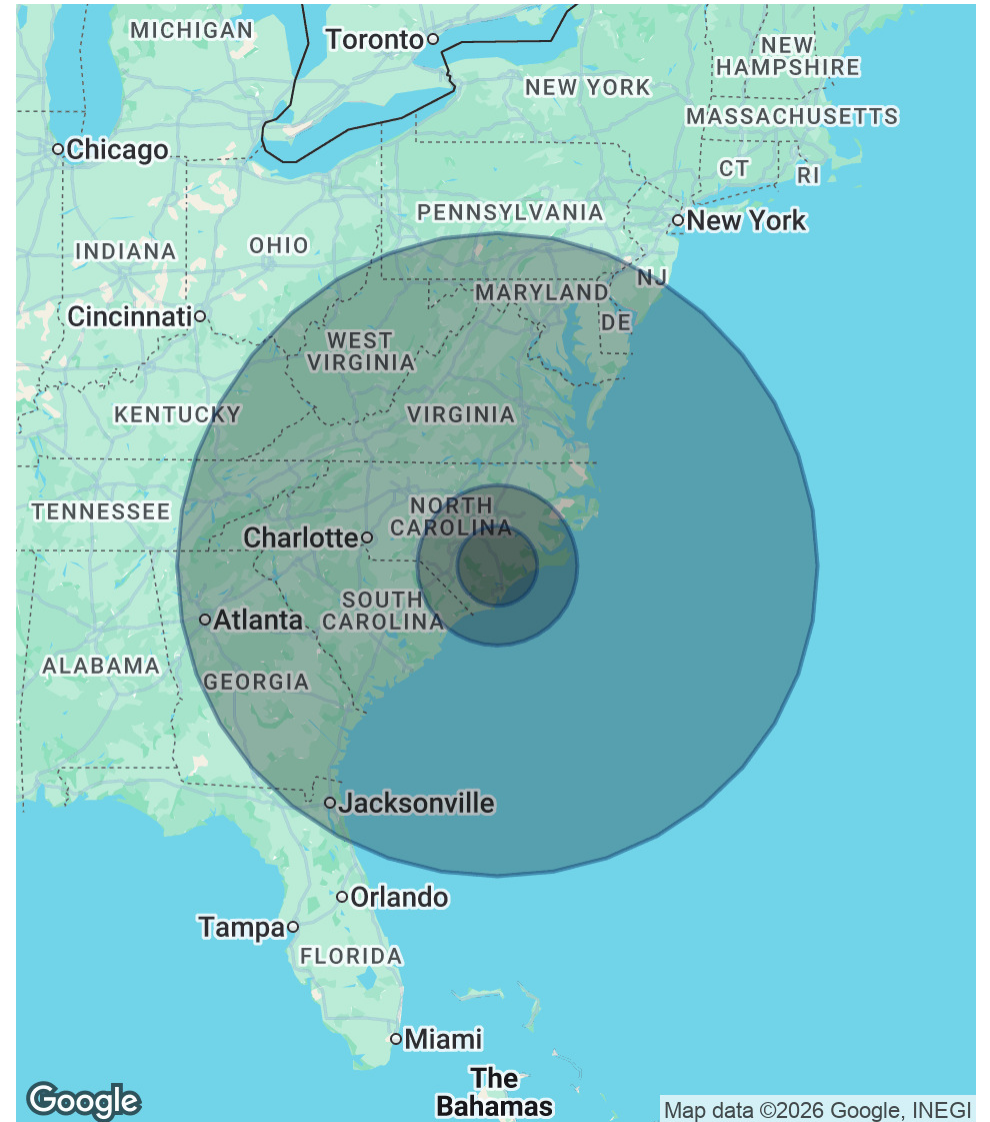
HOUSEHOLDS & INCOME

	50 MILES	100 MILES	400 MILES
Total Households	375,800	1,904,970	21,333,596
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$86,157	\$98,858	\$109,471
Average House Value	\$287,450	\$334,984	\$378,246

TRAFFIC COUNTS

Interstate-40 21,000 /day

* Demographic data derived from 2020 ACS - US Census



Duplin Co NC Industrial Center



Duplin Co NC Regional Industrial Center D-4



Meet The Team



FRANK EFIRD JR

Managing Director

C: 910.200.0037

frank.efird@svn.com

NC #106541 // NC #C30323



SVN | EFIRD COMMERCIAL REAL ESTATE
6 Market Street
Wilmington, NC 28401
910.200.0037

Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.